

## CITY HALL PROJECTS

Updated October 18, 2013

Old Priority	FY2015-2019 CIP by Priority					Overall Condition input	% Life Left as input	CONSEQUENCES OF FAILURE (IF NOT IMPLEMENTING PROGRAM) RATINGS AND WEIGHTS --0 (No Impact) to 10 (High Impact)								Threshold	Threshold		
						2	1	9.0	6.0	8.0	10.0	5.0	7.0	6.0	6.0				
	Priority	Project Title	Project Description / Justification	Comments	Est Cost in FY2014	Overall Condition 0: Worse to 10: Best	% Life Left 0: Expired to 100: New	City Operations	Programs / Services	Costs/ Savings Ratio	Codes/ Health & Safety	Property Damage	Quality of Life	Energy	Dept. Mission or Vision	Likelihood of Failure	Conseq. Factor	Risk Factor	Funding Source
67	20	City Hall - Plumbing and Accessibility Improvements	Upgrade toilet rooms for improved accessibility as required by code.	Repair, upgrade finishes, in all bathrooms(10ea ~2500sf)	\$ 105,000	2	10%	6	8	4	7	0	8	1	8	0.833	5.51	45.9	Bonding
75	34	City Hall - Envelope - Masonry Repairs	On-going program to repair and repoint exterior masonry to preserve building envelope. Address worst areas first.		\$ 253,000	3	30%	8	6	6	6	8	6	2	8	0.700	6.28	44.0	Bonding
133	39	City Hall - Mechanical Upgrades	Replace condensing units. Replace and insulate ductwork and replace fans. Add mini-split A/C units in conjunction with window restoration /replacement.	Replace American Standard condensing unit which is very corroded. Provide cover for units in winter. •Replace Dayton condensing unit which is very corroded. Provide cover for units in winter. •Provide insulation for all supply ductwork and clean all ductwork. •Replace all exhaust ductwork.	\$ 425,000	3	10%	7	6	6	5	4	6	4	7	0.767	5.70	43.7	Bonding
				•Replace two floor mounted centrifugal fans in attic for bathrooms (2400CFM)•Replace two horizontal fan coil units in the attic. •Replace floor mounted centrifugal fan in attic for central exhaust( 1ea). •Replace floor mounted centrifugal fan in attic for Memorial Hall (1ea). •Replace floor mounted centrifugal fan in cupola for cafeteria (2ea)															
				•Replace all ceiling fans with energy efficient fans. Replace damaged grilles (20%). •Replace all bathroom fans with new energy efficient fans. Add mini-split A/C units in conjunction with window restoration /replacement (\$100K). Maintenance items removed from list.															

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	87	City Hall - Roof Repair/ Replacement	Install new membrane roof on flat roofs. Repair/replace gutters on balcony roofs. Replace metal roofing/flashing as req'd.	Install new EPDM membrane roof (6000sf) on main flat roofs. Replace membrane roofing on inside upper floor of large cupola. Replace exit door from cupola to exterior walk- around and add closer and locking mechanisms. Repair roof flashing and repair/replace gutters (700sf) on balcony roofs. •Replace metal roofing and flashing as required at several small sloping metal roofs (200sf).	\$ 226,218	4	10%	8	6	3	3	8	6	2	8	0.700	5.33	37.3	Bonding
29	106	City Hall - Sprinklers and Fire Alarm Upgrades	Plan installation of sprinkler system and addressable fire alarm upgrades in City Hall in conjunction with other building upgrades.		\$ 1,215,000	4	40%	8	7	5	8	7	4	0	8	0.600	6.05	36.3	Bonding
176	107	City Hall - Electrical Upgrades	Replace emergency generator and electrical upgrades.		\$ 225,000	3	10%	8	6	2	5	2	2	4	8	0.767	4.74	36.3	Bonding
198	148	City Hall - Repair Front stone entry stairs and Accessible Ramp	Rebuild accessible ramp. Repair and repoint stone cornice. Rebuild/reset main entry stairs and install code-compliant railings.	Rebuild access ramp located at middle right side of building (70sf). Repair and repoint deteriorated areas of stone cornice (20%= 300lf). •Repair minor damaged areas of metal skin siding at large cupola (200sf).	\$ 324,000	3	30%	6	6	4	8	6	4	0	4	0.700	4.98	34.9	Bonding
				Rebuild/reset front main entry stone stairs and stone wing walls and install code-compliant railings (10r triple-wide). Replace or repair damaged stone treads. Rebuild/reset both front side entry stone stairs and install code-compliant railings (5r double-wide). Repair, reset and repoint stair treads and handrails at four locations (6R at each location).															

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				Rebuild/reset rear stone stairs and install code-compliant railings (20r). Rebuild and repoint stone corner posts at rear stairs (2 ea). Replace egress stairs from basement to exterior. Construct first three risers at basement level out of concrete to reduce future corrosion of steel (20r).															
268	189	City Hall - Plumbing Upgrades	Renovate toilet rooms and replace cold and hot water piping as required. Provide insulation for all piping.		\$ 137,000	4	20%	8	7	4	5	1	5	1	7	0.667	4.98	33.2	Bonding
286	218	City Hall - Kitchen Mechanical Upgrades	Repair, upgrade kitchen equipment and stove ventilation in cafeteria kitchen to comply with current code requirements.		\$ 168,000	3	30%	6	6	1	4	4	6	2	6	0.700	4.35	30.5	Bonding
47	42	City Hall - Exterior Windows & Doors	Restore/Replace windows in phases to improve energy efficiency, functionality and comfort, and to preserve exterior wall.	Restore/Replace windows. Repair, scrape, prepare surface and paint all exterior wood windows including double hung windows (143 ea), arched wood windows (36ea) and roof eyebrow wood windows (4ea). Repair rotted sills and jambs (4ea) and replace broken screens.	\$ 1,000,000	3	10%	6	5	4	4	8	5	6	8	0.767	5.53	42.4	CPA Eligible
305	121	City Hall - Rehabilitate Board of Alderman Chamber	Upgrade Historic Board Chamber to improve mechanical, electrical, audio/visual systems and lighting and interior finishes.	There has been continuing deterioration of the space as it passes its 75th anniversary. Desks and chairs need restoration. Aldermen are unable to effectively use electronic devices due to limited number of power outlets. Lighting is inadequate for NewTV to effectively capture images for broadcast. The sound system is also inadequate and may need to be rewired. There continues to be the need to provide appropriate access to Legislative meetings.	\$ 250,000	2	20%	8	6	0	4	1	6	0	10	0.800	4.47	35.8	CPA Eligible

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				Restore, Repair and Refinish wood floors and historic woodwork in chamber. Repair water damage to ceiling and walls and paint walls and ceiling, improve lighting, improve sound system, improve accessibility, and install additional electrical capacity to allow use of electronic devices and add air conditioning.															
86	123	City Hall - Masonry Restoration of War Memorial Steps	Implement recommendations from 2007 Study of the Memorial Stairs.		\$ 185,000	2	10%	6	6	0	6	6	4	0	6	0.833	4.28	35.7	CPA Eligible
253	173	City Hall - Increase City Clerk Archive Storage	Develop plans to expand archival storage to accommodate and preserve archival collections and to comply with MGL mandated record storage requiremts.	The only city Archival Storage space is in the Newton Free Library and is 95% full. Needs to be expanded to accommodate MGL mandated record storage and preservation into the future. A plan needs to be developed to address this critical need before space runs out.	\$ 100,000	3	30%	7	8	4	0	6	6	0	10	0.700	4.82	33.8	CPA Eligible
	215	City Hall - War Memorial Auditorium HVAC	Restore historic hall to improve mechanical & electrical systems.		\$ 150,000	3	10%	6	8	0	2	0	7	0	10	0.767	4.05	31.1	CPA Eligible
284	270	City Hall and War Memorial Historic Landscape Preservation Project	Restoration and preservation of City Hall grounds Historic Landscape	The most identifiable landscape in the City, City Hall/War Memorial Public Bldg. Grounds designed by Olmsted Bros. is on the National Historic Register. This landscape has deteriorated significantly since it was first built and requires significant work to restore.	\$ 1,500,000	3	50%	2	5	1	4	1	8	0	9	0.633	3.70	23.4	CPA Eligible

TOTAL COST \$ 6,263,218

Total listed as \$ 3,185,000

"CPA-eligible"

NOTE: A new elevator for the War Memorial wing of City Hall is not mentioned in any project listed in this edition of the CIP.